

Attachment A

Mitigated Negative Declaration

CITY OF LOMA LINDA
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
OF ENVIRONMENTAL IMPACT
REVISED

FROM: CITY OF LOMA LINDA
Community Development Department
25541 Barton Road
Loma Linda, CA 92354

TO: ☐ OFFICE OF PLANNING AND RESEARCH
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ COUNTY CLERK
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

SUBJECT: Filing of Notice of Intent to adopt a Negative Declaration in compliance with Section 21080c of the Public Resources Code and Sections 15072 and 15073 of the CEQA Guidelines.

Project Title: Zone Change No. 02-06, Tentative Tract Map No. 16382, and Development Agreement

State Clearinghouse Number (if submitted to Clearinghouse): N/A

Lead Agency Contact Person: Lori Lamson
Area Code/Telephone: 909-799-2830

Project Location (include county): The project is located south of Barton and Newport Roads, east of the Edison Easement, and west of Bryn Mawr Avenue in the City of Loma Linda and the County of San Bernardino. (APN 029301104).

Project Description: is a residential subdivision of ^{7.05}~~6.97~~ acres into 50 single-family residential lots with an average lot size of 3,435 square feet. The proposal also includes a Zone Change (ZC No. 02-006) to establish a Planned Community (PC) Zone. Currently, the property is zoned both Agricultural (A-1) and Multi Family (R-3). The project proposes a neo-traditional design, which includes front porches, alley loaded garages and 32,172 square feet of open space. Site layout and design is not proposed at this time and will be submitted through a Precise Plan of Design at a later date. The project also includes the applicant and the City of Loma Linda, on behalf of the IVDA, entering into a Development Agreement to assist in the production of future affordable housing needs throughout the City.

This is to notify the public and interested parties of the City of Loma Linda's intent to adopt a Mitigated Negative Declaration for the above-referenced project. The mandatory public review period will begin on **Friday, September 26, 2003**, and will end on **Wednesday, October 15, 2003**. The Initial Study is available for public review at the public counter in the Community Development Department, 25541 Barton Road, and the Loma Linda Library, 25581 Barton Road, east end of the Civic Center.

The proposed project and subject site are not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E).

Following the public review period, the project and proposed Mitigated Negative Declaration will be reviewed by the **City Council** in a public hearing on **Tuesday, October 28, 2003**, at 7:00 p.m. in the Council Chambers located of the main lobby of City Hall (address listed above).

Signature: _____


Lori Lamson

Title: Senior Planner

Date: September 24, 2003



CITY OF LOMA LINDA
COMMUNITY DEVELOPMENT DEPARTMENT

25541 Barton Road, Loma Linda, CA 92354
(909) 799-2830

INITIAL STUDY - Revised

A. BACKGROUND

Project Title: TENTATIVE TRACT MAP (TM) NO. 16382, ZONE CHANGE (ZC) 2002-0006, and DEVELOPMENT AGREEMENT

Lead Agency: City of Loma Linda
Community Development Department
25541 Barton Road
Loma Linda, California 92354

Lead Agency Contact Person: Raul Colunga, Assistant Planner Phone: (909) 799-2830

Project Location: The project site is located on the south side of Newport Avenue south of Barton Road west of Bryn Mawr Avenue and east of Mountain View (APN # 0293-011-04).

Project Sponsor's Name and Address: Steven Walker Homes/Enterak Land LLC
(Carol Carter)
7119 Indiana Avenue
Riverside, CA 92504

General Plan Designation: Medium Density (5-10 dwelling units per acre)

Zoning Designation: Multiple Family Residence (R3) / Agricultural (A1)

Project Description: The applicant proposes to change the zoning from R-3 & A-1 to Planned Community (PC) Zone and subdivide a 7.05 acre sit into fifty (50) lots for future construction of fifty (50) single family homes.

Surrounding Uses:

North: Barton Road Right of Way East: Bryn Mawr Post Office
City Public Works Yard and Storage Facility
South: Single Family Homes West: Institutional

Other public agencies whose approval is required:

- | | |
|--|--|
| <input type="checkbox"/> San Bernardino County LAFCO | <input type="checkbox"/> City of Redlands |
| <input type="checkbox"/> San Bernardino County Health Care Agency | <input type="checkbox"/> City of Colton |
| <input type="checkbox"/> South Coast Air Quality Management District | <input type="checkbox"/> San Bernardino County |
| <input type="checkbox"/> Other | |

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist in Section D below.

- | | |
|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | |

C. DETERMINATION:

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects 1) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects 1) have been analyzed adequately in an earlier NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.

Preparer: Lori Lamson

Title Senior Planner

Lori Lamson

Date 9/24/03

D. EVALUATION OF ENVIRONMENTAL IMPACTS

Directions

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors and general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including off-site, on-site, cumulative project level, indirect, direct, construction, and operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, and EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and,
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

EVALUATION OF ENVIRONMENTAL IMPACTS

I. AESTHETICS – Would the project:

- a) Have a substantial adverse effect on a scenic vista?
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES: - Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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☐ ☐ ☐ ☒

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☐ ☐ ☐ ☒

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☐ ☒

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

☐ ☐ ☐ ☒

V. CULTURAL RESOURCES: - Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

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b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

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c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

☐ ☐ ☐ ☒

d) Disturb any human remains, including those interred outside of formal cemeteries?

☐ ☐ ☐ ☒

VI. GEOLOGY AND SOILS: - Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

VIII. HYDROLOGY AND WATER QUALITY: – Would the project:

a) Violate any water quality standards or waste discharge requirements?

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

f) Otherwise substantially degrade water quality?

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

i) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

j) Inundation by seiche, tsunami, or mudflow?

IX. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. MINERAL RESOURCES – Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. NOISE –

Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excess noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. POPULATION AND HOUSING – Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIV. RECREATION –

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XV. TRANSPORTATION/TRAFFIC – Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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☐ ☐ ☐ ☒

XVI. UTILITIES AND SERVICE SYSTEMS –

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

☐ ☐ ☒ ☐

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☐ ☐ ☒ ☐

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☐ ☐ ☒ ☐

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

☐ ☐ ☒ ☐

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐ ☐ ☒ ☐

g) Comply with federal, state, and local statutes and regulations related to solid waste?

☐ ☐ ☒ ☐

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐ ☐ ☐ ☒

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

☐ ☐ ☐ ☒

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ ☐ ☐ ☒

REVISED
ATTACHMENT A
EVALUATION OF ENVIRONMENTAL IMPACTS
TRACT MAP NO. 16382

BACKGROUND

The project site is approximately a seven (7) acre parcel and is located immediately south of the intersection of Newport Avenue at Barton Road. The applicant, Steven Walker Homes proposes a fifty (50) lot single-family residential subdivision as a private gated community with private streets and 32,172 square feet of common open space. Access to the proposed project will be provided via two access roadways connecting into a loop road.

The project site is surrounded by residential developments to the south, vacant property the Bryn Mawr Post Office to the east, the United States Postal Service Annex to the west, and Barton Road to the north and across Barton Road are commercial services, public storage, and governmental (City Yard) uses. The proposed subdivision will have an average lot size of 3,825 square feet and a density of up to seven (7) units per acre.

The applicant has submitted a complete application for a Tentative Tract Map (TTM No. 16382) and Zone Change. The site currently exists as an orange grove and is zoned Multiple Family (R-3) on the western half of the property and Agricultural (A-1) on the eastern half of the parcel. The proposed project will be consistent with the permitted uses set forth in the City of Loma Linda General Plan and the Planned Community (PC) Zone.

The applicant and the City will enter into a Development Agreement to assist in the production of future affordable housing needs throughout the City. The Development Agreement will ensure that the applicant will have a vested right to develop in accordance with the City's existing rules and regulations. The applicant will submit a Precise Plan of Design at a future date for the design of the homes.

The Initial Study identifies and discusses that there are no impact categories having a potential impact that cannot be mitigated to a level of insignificance.

Revision to the Notice of Intent

Upon reevaluating information provided by BridgeNet International, Inc. in the supplemental Noise Study dated August 29, 2003, staff determined that the environmental impacts previously discussed would be modified. It has been determined that the proposed two rows of orange trees along the Newport Avenue frontage of the property would be substantial mitigation to reduce the exterior noise level of the front yards from 66.6 dB CNEL to less than 65 dB CNEL. Therefore the mitigation measure of providing a six-foot wall around the project boundary would not be necessary and has been omitted from the project proposal.

Exhibit 1
Vicinity Map

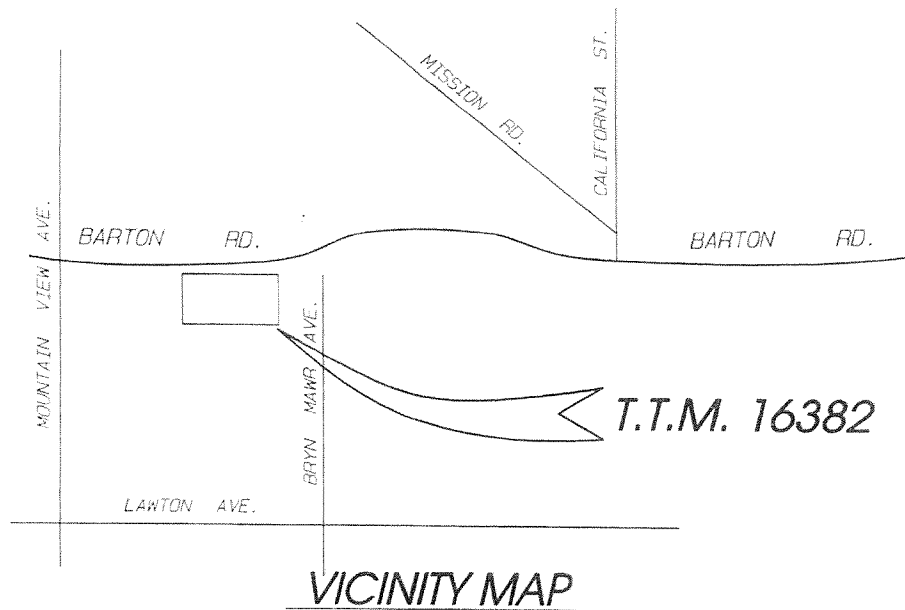


Exhibit 2
Proposed Zone Change Map

Proposed Site Layout for Tract Map No. 16382



Exhibit 4
Photographs of Site



Coming in off of Barton, looking east down Newport Avenue



Looking southwest from Barton Road towards the seven acre orange grove site



Looking west from the corner of Bryn Mawr at Newport. The subject site is west of the Bryn Mawr Post Office

1. AESTHETICS

Items a, c – No Impact: The development of a seven acre citrus orchard into fifty (50) dwelling units will not have a significant impact on the scenic vista in the area. No structures are located on site and the subject parcel is not located within a state scenic highway. The visual character of the site will not be degraded with the altering of the terrain to accommodate the fifty dwelling units.

Item b- Less than significant impact with mitigation: The development of a seven acre citrus orchard into fifty single family dwelling units will not damage scenic resources found in the community. Rock outcroppings or historic buildings will not be damaged since none are found on the subject site. The entire site has been cultivated as an orange grove as far back as 1938. The increasing residential and commercial development in the immediate area over the years has reduced vast amounts of acreage previously cultivated for citrus production. In an effort to maintain a link to the region's past as a citrus growing region, the applicant shall be responsible for maintaining the first two rows of citrus trees adjacent to Newport Avenue in a neat and attractive manner. With the subject site representing the last citrus grove adjacent to Barton Road, the applicant/builder will be conditioned to transplant some of the existing grove into two rows orange trees along the northern boundary of the project fronting on Newport Avenue.

Mitigation Measures/Monitoring Required:

The applicant shall transplant existing orange trees to be planted in two rows located adjacent to the north project boundary line and to Newport Avenue. The Home Owners Association shall be responsible for maintaining the orange trees in a neat and attractive manner. The maintenance and transplanting of the orange trees shall be completed by a licensed arborist and shall follow the standards of the International Society of Arboriculture. The location and number of trees to be transplanted shall be depicted on the final landscape plan and approved by the Planning Commission prior to the issuance of building permits. The applicant shall provide the Community Development Department with the name and qualifications of the Arborist responsible for transplanting and relocating the orange trees prior to removal of the trees from their original location.

Item d- Less than significant impact: The development of the site into housing will add to the overall amount of light in the area. However, no spotlighting or flood lighting will be used prior to, during, or following construction. Typical single family outdoor lighting will be installed as will street lights. Thus, no adverse impacts are anticipated on daytime or nighttime views in the area.

2. AGRICULTURAL RESOURCES

Items a,b & c – No Impact: The proposed project will involve the removal of approximately 750-800 citrus trees that make up the orchard. The site has remained an orchard as far back as 1938 according to aerial photos provided in the Environmental Assessment. The site is not designated as prime farmland, unique farmland, or farmland of State Wide Importance. There are no known Williamson Act contract(s) on the property. Most of the surrounding area was once used for agricultural uses and residential and commercial development surround the subject property.

3. AIR QUALITY

Items a & b – Less than Significant Impact with Mitigation Measures: The project is not anticipated to conflict with or obstruct implementation of the applicable air quality plan. The 50 unit project will be built on a 7.05 acres for an overall density of seven (7) units per acre. The proposed project is not anticipated to exceed the current air quality management plan parameters and shall comply with the requirements and policies of the City of Loma Linda Draft General Plan. The project proposes to introduce less than significant adverse impacts as related to air quality.

The proposed project was screened using the URBEMIS7G emissions model. Default values were used where project specific information was unavailable. The criteria pollutants that were screened include: reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), and particulates (PM₁₀). Two of these, ROG and NO_x, are ozone precursors. The operational mobile source emissions were calculated using the ITE Trip Generation Manual 6th edition values programmed into the URBEMIS7G model. In order to reflect the purely residential nature of the proposed project, the default fleet mix was modified to decrease the number of medium to heavy-duty gas trucks and equipment as well as change from diesel powered to gas powered equipment. Wood stoves and wood burning fireplaces were deleted as inappropriate home heating sources in this region. The project operational emissions do not exceed SCAQMD thresholds of significance (Table 2).

Table 1
URBEMIS7G Construction Emissions Summary
(Pounds per Day)

<u>Source</u>	<u>ROG</u>		<u>NO_x</u>		<u>CO</u>		<u>PM₁₀</u>	
	Unmit.	Mit.	Unmit.	Mit.	Unmit.	Mit.	Unmit.	Mit.
Grading	12.07	5.59	162.34	77.22	-	-	22.84	14.26
Worker Trips	.30	.30	.42	.42	0.79	0.79	0.08	0.08
Stationary Equip.	.34	.34	.27	.27	-	-	0.02	0.02
Mobile Equip.	0.00	19.17	0.00	11.21	-	-	3.22	1.42
Mobile Equip.	4.64	0.00	37.68	-	-	-	-	-
Arch Coatings	195.46	45.87	-	-	-	-	-	-
Asphalt	2.19	2.19	-	-	-	-	-	-
Totals	215.00	73.46	200.71	89.12	0.79	0.79	26.16	15.78
SCAQMDThres.	75	75	100	100	550	550	150	150
Significant	Yes	No	Yes	No	No	No	No	No

Table 2
URBEMIS7G Operations Emissions Summary
(Pounds per Day)

<u>Source</u>	<u>ROG</u>		<u>NO_x</u>		<u>CO</u>		<u>PM₁₀</u>	
	Unmit.	Mit.	Unmit.	Mit.	Unmit.	Mit.	Unmit.	Mit.
Stat. Source	2.56	2.49	.63	.63	.88	.27	0.00	-
Mobile Source	7.77	7.07	7.02	6.28	90.27	80.82	4.08	3.65
Totals	10.33	9.56	7.65	6.91	91.15	81.09	4.08	3.65
SCAQMDThres.	55	55	55	55	550	550	150	150
Significant	No	No	No	No	No	No	No	No

Screening shows that with mitigation, construction emissions will not exceed daily significant thresholds, however, since the South Coast Air Basin is in non-attainment status for ozone and suspended particulates (PM₁₀) mitigation measures will be used to minimize the project contribution to regional emission of criteria pollutants. Mitigation measures presented at the end of this section will further reduce impacts to the nearby residences

Mitigation Measures\Monitoring Required:

1. The site shall be treated with water a minimum of twice per day, or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM₁₀ emissions, in accordance with SCAQMD Rule 403.

2. Newport Avenue and other proposed on-site streets shall be swept according to a schedule established by the City to reduce PM₁₀ emissions associated with vehicle tracking of soil off-site. The site access haul road will be watered a minimum of twice daily. Timing may vary depending upon time of year of construction.
3. Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM₁₀ emissions from the site during such episodes.
4. Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM₁₀ emissions.
5. Vehicle speeds shall be restricted to less than 15 miles per hour on unpaved portions of the site.
6. Use of diesel powered equipment is not encouraged. The construction contractor shall select the construction equipment used on-site based on low emission factors and high-energy efficiency. The construction contractor shall ensure that the construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.
7. The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.
8. The construction contractor shall ensure that the construction grading plans include a statement that work crews will shut off equipment when not in use.
9. The Architectural Coating (primer and painting) of the homes shall be conducted over a span of 95 days.

Items c, d, & e – No Impact: The proposed project is the subdivision of approximately seven acres into 50 single family residential lots and assume the future construction of 50 two-story single-family homes will occur. The design of the residential units shall be in compliance with the PC Zone and reviewed through a separate entitlement/application process. The end use of the proposed project will not generate emissions that could cause climatic changes or objectionable odors.

4. BIOLOGICAL RESOURCES

Items a, b, c, d, e & f – No Impact: The proposed project will be constructed on a lot that is currently developed with a citrus orchard. No impacts will occur to endangered, threatened or rare species or habitats, locally designated species or natural communities, or wildlife dispersal or migration corridors. Aside from the dense vegetation from the citrus trees, there is no other vegetation present onsite.

Based on the Reconnaissance Survey by Cal Vada Environmental Services Inc. on April 18, 2003, there is no Federal or State listed species (i.e., threatened or endangered species), which are listed by the NDDB as occurring on the site; however, there are a few species, which occur within one mile of the property site. These include the Marsh Sandwort, Parish's Gooseberry, San Diego Horned Lizard and Slender- Horned Spineflower which have been reported to be in the area. Development of the site will not impact any endangered species. The Addendum letter from Cal Vada Environmental Services dated July 31, 2003 address the issue that the project site is not suitable habitat for the aforementioned species.

There is no riparian or wetland habitat on the project site. The site is bordered on the north by Barton Road, on the east by the Bryn Mawr Post Office and vacant land, and on the west by the Postal Annex. To the south is single family residential development. As a result of surrounding development, any wildlife corridors that may have existed in the past have been eliminated.

5. CULTURAL RESOURCES

Items a, b, c & d – No Impact: Aerial photos dating back to 1938 shown in the Environmental Assessment, indicate the subject property continually being used as a citrus orchard. This project site is not within an area identified as an archaeological site or having archaeological sensitivity. No structures or buildings have been shown to be on site. Areas of historical significance exist approximately half a mile north of the subject property along Mission Road. Development on adjacent property did not reveal the presence of cultural resources. The site is not anticipated to contain any human remains. If any are encountered, construction will be halted and the San Bernardino County Coroner shall be immediately advised. Work shall not resume until the Coroner has approved resumption of activities.

6. GEOLOGY & SOILS

Items a.i, a.ii, a.iii, a. iv, b, d e - No Impact: A Geotechnical Study was prepared for the project site by LOR Geotechnical Group inc on May 30, 2003. No active or potentially active faults are known to exist at or project into the subject site, nor was any evidence of faulting or lineaments noted in the aerial photos reviewed. The subject site is not located within a designated State of California Earthquake Fault Zone. The nearest known active earthquake fault is the San Jacinto Fault located approximately 1.7 miles to the southwest and the San Andreas Fault, approximately 6.6 miles to the northeast. Groundwater at the site lies approximately 93 feet below the surface. Additionally, with the site being a relatively flat surface, no evidence of mass movement such as landslides, rock falls or debris falls were found on site. Any future developments at the subject site should anticipate that large seismic events could occur very near the site. Neither septic tanks or alternative waste water sewer systems are proposed for the subject site.

It is not anticipated that the development of this site will contribute to significant soil erosion or loss of topsoil. Some erosion will occur as a result of grading and the construction process, however the site is minimally sloped and the implementation of Best Management Practices for erosion and sediment control will result in a less than significant impact in this area. The proposed project will comply with the policies and requirements of the draft and existing Loma Linda General Plan.

Item c— Less than significant impact with mitigation: Since the site is underlain by about 30 feet of loose alluvial soils overlying medium dense to dense alluvial units at depths, there is potential for seismically-induced settlement at the site. The seismic design requirements and procedures outlined in Chapter 16 of the Uniform Building Code requires the minimum design to allow a structure to remain standing after a seismic event. A structure built to code might ultimately result in the demolishing of the structure. Remedial earthwork will probably mitigate most of this condition at the project

Mitigation Measures/Monitoring Required:

1. The applicant shall be required to have a compacted fill mat constructed beneath footings and slabs of the fifty houses. This compacted fill mat will provide a dense, high-strength soil layer to uniformly distribute the anticipated foundation loads over the underlying soils. The construction of this compacted fill mat will allow for the removal of any old fill material, and recompaction of existing upper disturbed soils within building pad areas. The removal and recompaction should extend to the upper five feet of the on site soils and extend a minimum of five feet outside the footing lines.

7. HAZARDS & HAZARDOUS MATERIALS

Items a, b, c, e, f, g & h – No Impact: Development of the subject site with residential use is not anticipated to result in exposure to hazardous substances or interfere with emergency response or evacuation. All grading and construction would be subject to compliance with the all applicable Uniform Building and Fire Codes. The project is not in the vicinity of an airport or airstrip.

Item d- Less than significant with mitigation: Since the subject property was used for agriculture for several decades, there is potential for residual pesticide and herbicide contamination in the soil. A Phase I Environmental Assessment was performed in May 2003 for the project site by Calvada Environmental Services, Incorporated. A site survey was completed and based on past agricultural use of the site property and due to anticipated future residential land use, a pesticide sampling program is recommended as part of project approval. Potential soil contaminants present on the subject property include fertilizer and pesticide.

Mitigation Measures/Monitoring Required:

1. Soil sampling and analysis of visibly stained soils will be conducted prior to any grading or earthmoving activities. Any soil that is determined to contain contaminants in hazardous concentrations will be properly treated and/or removed by a qualified hazardous waste company.

8. HYDROLOGY & WATER QUALITY

Items a, c, e, f – Less than significant with mitigation: The terrain of the subject site slopes to the northeast at approximately a 2-3 percent grade. Development of the site may potentially cause soil sedimentation and water pollution during grading and construction phases. A final grading plan shall be prepared in accordance with City standards and shall show how storm water runoff shall be handled during construction and operation. Approval of grading plans and conditions applied to the project by the City Engineer will ensure adequate site drainage.

The project will not interfere with groundwater management practices in the area because the site is not used for groundwater recharge. The project will not expose people or property to water related hazards such as flooding, change the course or direction of water movements, or affect the quality of groundwaters.

An erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage control during construction. The intended project will increase the amount of impervious area thus increasing the amount of potential runoff from the site. This increase in runoff will be less than significant and will not exceed the capacity of existing planned stormwater drainage systems or contribute a significant amount of pollutants to runoff. The proposed project shall protect water quality by following the City of Loma Linda's General Plan and shall comply with a stormwater pollution prevention plan (SWPPP).

Mitigation Measures/Monitoring Required:

1. All site drainage shall be handled on-site and shall not be permitted to drain onto adjacent properties.
2. Prior to issuance of grading permits, the applicant shall obtain coverage under the NPDES Statewide Industrial Stormwater Permit for General Construction Activities from the State Water Resources Control Board. Evidence that this has been obtained shall be submitted to the City of Loma Linda Public Works Department.
3. An erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage construction and operation.
4. All necessary precautions and preventive measures shall be in place in order to prevent material from being washed away by surface waters of blown by wind. These controls shall include at a minimum: Regular wetting of surface or other

similar wind control method, installation of straw or fiber mats to prevent rain related erosion. Detention basin(s) or other appropriately sized barrier to surface flow must be installed at the discharge point(s) of drainage from the site. Any water collected from these controls shall be appropriately disposed of at a disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.

5. Appropriate controls shall be installed to prevent all materials from being tracked off-site by vehicles or other means. These controls may include gravel exits or wash-down areas. Any materials tracked off-site must be removed as soon as possible, but no later than the end of the operation day. This material shall be disposed of at an appropriate disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.
6. A complete hydrology study and hydraulic calculations shall be submitted for review and approval by the Public Works Department.

Items b & d – Less than significant with mitigation: The proposed seven acre development is not expected to deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The reason is that the proposed development is not of a scope to interfere or deplete groundwater recharge. The City of Loma Linda provides water from its own six production wells.

There are no wetlands located on the property. In addition, there are no springs or "Waters of the United States" mapped across the site. Thus there is no evidence of runoff to any of the surrounding streets from the property. No change in drainage pattern or increase in erosion is expected on or off site. The proposed project will comply with the policies and requirements of the draft and existing Loma Linda General Plan.

Mitigation Measures/Monitoring Required:

1. Prior to any construction activities, the project proponent will submit a proposed storm drain system designed to handle flows from the anticipated runoff created by this project to the City for review and approval.

Items g & h — Less than significant impact: The project is located within the regional watershed known as San Timoteo Canyon. The primary drainage course is San Timoteo Creek, a major regional flood control channel. This project is located outside the 500-year Flood Plain (Zone X) as shown on the Federal Emergency Management Agency, Flood Insurance Rate map No. 06071C8711 F (Effective Date: June 27, 2001). Development of the site will not expose people or property to flood hazards. The proposed project will not impede or redirect flood flow. The proposed project will comply with the policies and requirements of the draft and existing Loma Linda General Plan.

Items i & j — No impact: The project is not located in an area where there is a potential for dam or levee breakage to cause damage. Also, the project is not located near any bodies of water, which may be subject to tsunami or seiches or areas steep enough to cause damage from mudflow.

9. LAND USE PLANNING

Items a, b & c — No Impact: The project area is consistent with the General Plan designation of Medium Density Residential (5 to 10 units per acre). The project was designed in accordance with Loma Linda Municipal Code, Chapter 17.70. The proposed use is consistent with the applicable land use and zoning regulations in the immediate area. However, a Zone Change is requested change the land use from Agriculture (A-1) and Multiple Family Residential (R-3) to Planned Community (PC) Zone. The residential use will be compatible with multi-family residential and single-family residential uses to the south, west and east. The proposed project will not disrupt or divide the physical arrangement in the immediate vicinity. The project will not result in impacts to the established community.

10. MINERAL RESOURCES

Items a & b — No Impact: The proposed project is not located in a Mineral Resource Zone (MRZ) area, and does not propose to use non-renewable resources in a wasteful and inefficient manner. No impacts to mineral resources are anticipated.

11. NOISE

Items a, b, c, d — Less Than Significant With Mitigation: The proposed project consists of the subdivision of 50 lots and future construction of 50 single-family homes located on a 7-acre site on the south side of Barton Road and Newport Avenue. BridgeNet International, Inc. conducted a noise study on May 20, 2003 and a supplemental report on August 29, 2003, to determine compliance with state and local noise standards. Based on the analysis, the primary sources of noise affecting the project site are traffic on Barton Road, Newport Avenue and the Union Pacific Railroad. The combined noise exposure of the houses on the northern portion of the project site will be as high as 66.6 dB. This marginally exceeds the exterior noise

level of 65 dB stated in the policies of the City of Loma Linda General Plan. The applicant proposes to transplant the existing orange trees and plant two rows adjacent to Newport Avenue. The trees will provide a landscape buffer reducing the noise impacts from 66.6 dB CNEL to 65 dB CNEL or less which would be considered a level of insignificance.

The project would increase noise levels since the site is currently vacant and the development of the property would add people and traffic to the area. The potential impacts are not considered significant as the area is planned for residential development.

The development would result in short-term construction noise impacts. However, the Loma Linda City Code (LLMC) requires compliance with the City's Noise Ordinance and regulated construction hours (LLMC 9.20.050, Prohibited Noises).

The development would result in short-term construction noise impacts related to the construction and completion of the fifty (50) houses. However, the Loma Linda City Code requires compliance with the City's Noise Ordinance and construction hours are limited between seven a.m. to ten p.m. The construction of 50 single-family homes would not generate long-term excessive groundbourne vibrations or noise levels.

Mitigation Measures/Monitoring Required:

1. The applicant shall transplant existing orange trees to be planted in two rows located adjacent to the north project boundary line and to Newport Avenue. The Home Owners Association shall be responsible for maintaining the orange trees in a neat and attractive manner. The maintenance and transplanting of the orange trees shall be completed by a licensed arborist and shall follow the standards of the International Society of Arboriculture. The location and number of trees to be transplanted shall be depicted on the final landscape plan and approved by the Planning Commission prior to the issuance of building permits. The applicant shall provide the Community Development Department with the name and qualifications of the Arborist responsible for transplanting and relocating the orange trees prior to removal of the trees from their original location.
2. The proposed project shall comply with the City of Loma Linda General Plan policy for maximum interior noise levels of 45dB CNEL.
3. Double paned windows shall be installed in the first and second floor rooms of the dwelling units within the project.
4. The City of Loma Linda General Plan policy for maximum interior noise levels of 45dB CNEL shall be met in all units with windows closed. Therefore, ventilation is needed per the Uniform Building Code standards in order to provide a habitable environment with windows closed. Any fresh air intake should incorporate a minimum of ten (10) feet of straight or curved duct, or six (6) feet plus one sharp

90° bend. Dwelling units in the project requiring mechanical ventilation include units 1-5, 12, 19-23 and 30 (see site plan).

5. During Construction of the site, the project shall comply with Section 9.20.050 (Prohibited Noises) of the Loma Linda Municipal Code, which requires that construction activities cease between the hours of 10:00 p.m. to 7:00 a.m.

Items e, f- No Impact: The project is not within the vicinity of an airport or a private airstrip nor will it impact future residents exposing them to noise generated from such a facility. The nearest facility identified within the vicinity is San Bernardino International Airport.

12. POPULATION & HOUSING

Item a – Less than Significant Impact: The proposed project will involve construction of fifty (50) new dwelling units that will increase the population of the area. The growth that this development will cause is less intense (of lower density) than the identified land use within the existing City of Loma Linda Adopted General Plan Land Use Element Map. The size of this project is not large enough to induce substantial growth or create a need for additional housing in the area.

The subject site sits in the Redevelopment Project Area for the Inland Valley Development Authority (IVDA) who is charged with redeveloping the former Norton Air Base. As a result, affordable housing is a required component of the proposed project. The project proponent is required to provide eight (8) houses- four (4) very low, two (2) moderate, and two (2) very low. The other option available to the proponent is to do a buyout for each unit. This is the preferred option by the proponent. A Development Agreement has been generated where a \$3,612 per unit fee will be charged for each proposed house for a total sum of \$180,600 dollars. This fee will be used by the City to provide affordable units throughout the City.

Potential impacts to the City's affordable housing stock will be mitigated by the Development Agreement and payment of In Lieu fees. No further mitigation measures are required.

Item b, c- No Impact: The subject property has been maintained as a citrus orchard for over 65 years. Thus, no existing housing structures would be removed or people be displaced by the proposed fifty (50) dwelling unit Tract Map.

Mitigation Measures/Monitoring Required: None Required

13. PUBLIC SERVICES

Item a – Less than Significant Impact: The development of the seven acre parcel will not result in substantial adverse physical impacts associated with the provision of government services or facilities. Fire Protection is provided by the City of Loma Linda Fire Department located on Barton Road and Loma Linda Drive,

approximately less than a mile west from the site. The developer shall be required to install automatic fire sprinklers in all dwelling units, and a utility improvement plan shall be required of the developer to show locations of fire hydrants for Public Safety Department review. Police Protection is provided under contract with the San Bernardino County Sheriff Department. They have reviewed the project, and affirmed their ability to provide services for this project without hardship. The property lies within the jurisdiction of the Redlands Unified School District. A standard condition of approval will require the project proponent to pay schools impact fees to the Redlands School District for residential development, and impact fees to the City of San Bernardino for sewer plant capacity expansion. The proposed project will not adversely impact other publicly maintained facilities due to the limited size and scope of the project. A standard condition of approval will require the project proponent to pay development impact fees established for development within the City of Loma Linda. These fees are used to make necessary improvements within the area to keep City systems and services at acceptable levels of service and to provide for future parks in the City.

14. RECREATION

Items a & b – No Impact: An increased demand for neighborhood or regional parks is not unlikely because the project proposes 32,000 square feet of common area open space along with walkway promenades. The project would not affect existing recreational opportunities as the neighborhood surrounding the project area is part of the Single Family Residence (R-1) Zone and is not proposed as a future recreational site under the City's Park Element. A standard condition of approval will require the project proponent to pay development fees for future parks in the City.

15. TRANSPORTATION/TRAFFIC

Item a,b,c – Less than significant: The proposed project will not exceed either individually or cumulatively, the City's level of service standard. According to the Traffic Study by LSA Associates, the proposed project is expected to generate 479 daily trips. Access to site will be via two roadways off of Newport Avenue. The first one, along the westerly boundary will be a 28 foot wide private roadway. The second one, along the easterly boundary, will be a 32 foot wide private roadway. Together the two private roads will connect within the project site to form a loop road. Both access roadway approaches at Newport Avenue are to have stop signs. Direct garage access will be via 20 foot wide alleys.

Figures from the traffic study analysis show the year 2004 conditions with and without the project for the intersection of Barton Road at Newport Avenue. Without the project, the intersection operates at a Level of Service (LOS) B. With the project, the intersection is projected to operate at LOS B or better which meets the City's level of service. Since the analysis does not identify any significant impacts resulting from the addition of project-generated traffic, no mitigations measures are required.

The proposed project will comply with the policies and requirements of the Loma Linda General Plan.

The nearest airport is the San Bernardino International Airport located approximately six miles northeast of the site. The site is located south of the flight path and will not be dangerous to users, aircraft or pose a substantial safety risk.

Items d, e, f – No Impact: The development will not cause a hazard or barrier to pedestrians or cyclists because adequate points of ingress/egress have been provided. No bus turnout or bicycle racks have been provided. Access for an emergency vehicle is adequate with a minimum of the 28 and 32-foot wide streets. The Public Safety Department has seen the site layout and determined their equipment can access the gated community. The applicant will submit a Precise Plan of Design for the design of the houses, in which sufficient on and off site parking will be provided.

Item g – No Impact: The development of the subject site will not conflict with adopted policies, plans or programs supporting alternative transportation. Adjacent to the site along Barton Road is an Omnitrans bus stop offering service through Loma Linda and points west as well as east towards Redlands.

16. UTILITIES & SERVICE SYSTEMS

Items a – Less than significant impact: The project will connect into existing utilities through the construction of onsite connections to the lots, no substantial alterations or new facilities are needed. . The site is required to drain to a suitable point of disposal, subject to approval by the Public Works Department, and will not create an environmental impact. The proposed project is not anticipated to cause or contribute to a violation of wastewater treatment requirements of the Regional Water Quality Control Board. The development allowed by the proposed project is mainly residential and residentially related uses. These uses would not cause a violation of waste discharge requirements. The project shall implement best management practices and policies of the city for wastewater to protect water quality. The proposed project will comply with the policies and requirements of the draft and existing Loma Linda General Plan.

b) Less than significant impact. The development of the seven acre site into fifty single family houses would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The waste from Loma Linda sewer is transported to the San Bernardino treatment plants. The proposed project will comply with the policies and requirements of the draft and existing Loma Linda General Plan.

c) Less than significant impact. The development of the seven acre site into fifty single family houses is not anticipated to require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Please see response (b).

d) Less than significant impact. The proposed development is not anticipated to use excessive amounts of water or have a demand greater than that available to serve development from existing entitlements and resources. It is not anticipated that the establishment of these fifty residences would result in depletion of ground water supplies. The City of Loma Linda provides water from its own six production wells. The proposed project will comply with the policies and requirements of the Loma Linda draft and existing General Plan.

e) Less than significant impact. The development of the project is not anticipated to result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The waste from Loma Linda sewer is transported to the San Bernardino treatment plants. The San Bernardino treatment plants will be able to accommodate the project. The proposed project will comply with the policies and requirements of the draft and existing Loma Linda General Plan.

f) Less than significant impact. Solid Waste disposal service for the project site is currently provided by Waste Management of the Inland Empire. The refuse from the project area would be transported to the El Sobrante Landfill, the Badlands Landfill, or the Lamb Canyon Landfill. The proposed project will comply with the policies and requirements of the draft and existing Loma Linda General Plan.

g) No impact. Waste Management will service the project for solid waste disposal and recycling program. By implementing the recycling and hazardous waste programs the City will help ensure that the waste stream directed to local landfills is reduced. These accommodations for solid waste will comply with all state, federal and local regulations in regards to solid waste disposal.

17. MANDATORY FINDINGS OF SIGNIFICANCE

Items a, b & c – No Impact:

The project will not cause negative impacts to wildlife habitat, nor limit the achievement of any long-term environmental goals, nor have impacts, which are potentially and individually limited but are cumulatively considerable and could potentially have an indirect adverse impact on human beings. The Initial Study did not identify any significant adverse impacts to biological resources. Aside from small portion of dense vegetation that occurs along the northerly boundary, there is no natural vegetation present onsite. Based on surrounding development and the

nature of the site as a citrus orchard; there is no biological habitat existing onsite. Therefore, development of the site will not impact any endangered species.

The future development of the 50 detached single-family residences would not cause substantial adverse effects on humans, either directly or indirectly. The initial study did not identify any impacts that would have a potentially significant affect to the environment.

REFERENCES

The following plans and documents were consulted for the preparation of this Initial Study.

1. City of Loma Linda General Plan
2. City of Loma Linda General Plan Land Use Element Map
3. City of Loma Linda Zoning Map
4. City of Loma Linda Municipal Code
5. City of Loma Linda Draft General Plan
6. Flood Insurance Rate Map of San Bernardino County and Incorporated Areas, Map No. 06071C8711F (effective June 27, 2001).
7. Final Noise Analysis, Tentative Tract 16382, BridgeNet International, July 7, 2003 and August 29, 2003.
8. Phase I Environmental Assessment, Cal Vada Environmental Services, Inc. May 1, 2003.
9. Air Quality Impact Analysis for TTM No. 16382, LSA Associates, May 22, 2003.
10. Traffic Study for TTM No. 16382, LSA Associates, May 22, 2003.
11. Arborist Report, TTM No. 16382, Knapp Associates
12. Preliminary Geotechnical Investigation, Tentative Tract Map No. 16382, LOR Geotechnical Group, Inc., May 10, 2003.
13. Hydrology Report, Sudhakar Engineering, Inc., May 30, 2003.